



7 Relugas Gardens
GRANGE | EDINBURGH | EH9 2PU


warners
solicitors & estate agents



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Ready to move into end of terrace villa with garage boasting beautifully presented accommodation ideal for a family, tucked away in a cul-de-sac in a sought after area convenient for schooling, all manner of amenities and transport links.

Living space

- Relax in the large living/dining room where floor to ceiling dual aspect windows ensure maximum natural light and an attractive cream fireplace provides a focal point for the room
- Sleek white gloss handle free units create clean modern lines within the kitchen, complemented by timber effect worktops and easy clean splash-backs
- Glazed entrance porch
- Large store cupboard in kitchen
- Downstairs WC
- Three bedrooms
- Modern family bathroom

Features

- Gas central heating
- Double glazing
- Great storage space - built-in wardrobes in two bedrooms
- Stylish neutral tone decor

External

- Fully enclosed landscaped rear garden
- Front garden with lawn
- Lock-up garage directly to front
- Head of cul-de-sac position

Energy rating D, Council tax band D. There is no factor associated with this property.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the Grange, which is one of Edinburgh's most sought after residential areas lying a short distance south of the city centre. The Grange district is characterised by wide leafy streets with attractive stone built properties of great charm and character. The area is well served by an excellent range of local amenities including schools, shops and recreational facilities. George Watson's College and George Heriot's are both within easy access of the property, as are a number of highly regarded state schools. There are local shops at nearby Marchmont and Newington to serve everyday needs, and the popular shopping areas of Morningside and Bruntsfield are both easily accessible. Recreational facilities are well catered for with a number of health clubs and sports clubs in the vicinity, as well as many delightful walks over nearby Blackford Hill, Braid Hill and Arthur's Seat. Regular bus services run to the city centre and surrounding areas and there are good road links to all parts of the city. The city by-pass and main motorway networks are also close at hand.

Extras included in this sale will be all curtains and blinds, large mirror, integrated oven, microwave, washing machine, dishwasher, fridge freezer, garden shed, garden storage box and garden seats.



